

Substantial Warehouse Units - TO LET

Camp Farm, Roudham, Norfolk, NR16 2RL

Merrifields



Size: 5,796 - 255,070 Sq Ft

Excellent access to A11 between Thetford and Norwich


Good quality concrete yards and loading areas


Up to 8 meter eaves

Short or long term lease options available

Available immediately TO LET on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

Camp Farm is located in Roudham just off the A11 trunk Road between Thetford and Norwich with roads links to Cambridge and beyond.

The units provides flexible warehouse and storage accommodation with space ranging from approximately 5,796 sq ft to 255,070 sq ft. The properties are of steel framed construction with profile metal sheet cladding and roofs. The units benefit from good quality concrete roadways and yard areas, gated access, level access doors, up to 8m eaves in part and high bay lighting.

Further concrete yard areas that are suitable for either HGV parking or external storage can be made available subject to a separate negotiation.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Unit 3	538.45 Sq M	5,796 Sq Ft
Unit 4	1,898.6 Sq M	20,437 Sq Ft
Unit 5	1,895.16 Sq M	20,400 Sq Ft
Unit 6	1,898.78 Sq M	20,439 Sq Ft
Unit 7	1,503.87 Sq M	16,188 Sq Ft
Unit 9	4,857.09 Sq M	52,283 Sq Ft
Unit 10	3,681.07 Sq M	39,624 Sq Ft
Unit 11	2,267.69 Sq M	24,410 Sq Ft
Unit 12	5,155.3 Sq M	55,493 Sq Ft
Total	538.45 - 23,696 Sq M	5,796 - 255,070 Sq Ft



Availability

The units are available TO LET immediately on terms to be agreed.

Rent

From £3.50 per sq ft.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The premises are currently not assessed for rates. Please contact the office for more information.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises currently have an agricultural use class. Interested parties should contact the agents for more information with their specific use requirements.

EPC

The EPCs are to be confirmed.



Substantial Warehouse Units - TO LET

Camp Farm, Roudham, Norfolk, NR16 2RL

Merrifields

Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

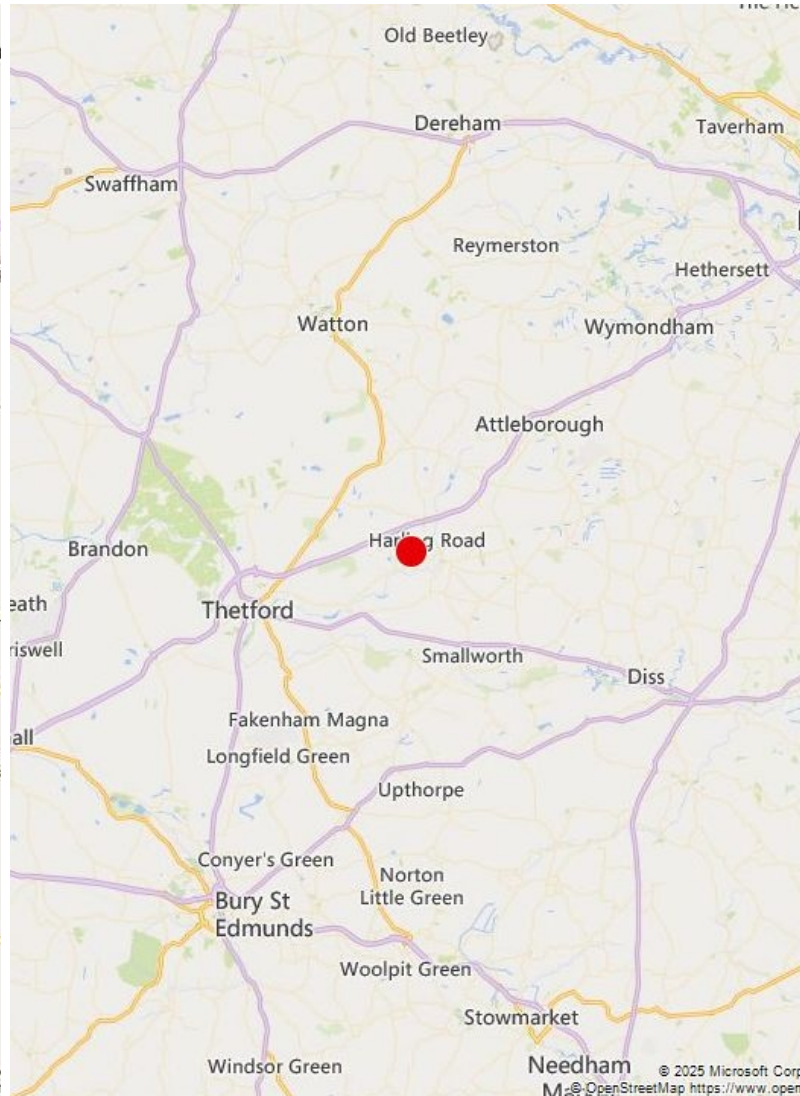
Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000761 / 14.05.25

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.



01284 700 700



info@merrifields.co.uk



www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH